

**SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile)*: | |
|--|---------------------------------------|---------------------------------------|---|---|--|--------------------------------------|
| | | | | | Group | C Overall |
| Program Progress: | | | PJs in State: <input type="text" value="6"/> | | | |
| % of Funds Committed | <input type="text" value="100.00"/> % | <input type="text" value="96.26"/> % | <input type="text" value="1"/> | <input type="text" value="96.48"/> % | <input type="text" value="100"/> | <input type="text" value="100"/> |
| % of Funds Disbursed | <input type="text" value="99.37"/> % | <input type="text" value="90.93"/> % | <input type="text" value="1"/> | <input type="text" value="89.00"/> % | <input type="text" value="94"/> | <input type="text" value="96"/> |
| Leveraging Ratio for Rental Activities | <input type="text" value="6.03"/> | <input type="text" value="10.99"/> | <input type="text" value="1"/> | <input type="text" value="4.81"/> | <input type="text" value="100"/> | <input type="text" value="100"/> |
| % of Completed Rental Disbursements to All Rental Commitments*** | <input type="text" value="100.00"/> % | <input type="text" value="96.68"/> % | <input type="text" value="1"/> | <input type="text" value="83.25"/> % | <input type="text" value="100"/> | <input type="text" value="100"/> |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | <input type="text" value="81.01"/> % | <input type="text" value="74.85"/> % | <input type="text" value="3"/> | <input type="text" value="70.99"/> % | <input type="text" value="58"/> | <input type="text" value="63"/> |
| Low-Income Benefit: | | | | | | |
| % of 0-50% AMI Renters to All Renters | <input type="text" value="86.21"/> % | <input type="text" value="88.44"/> % | <input type="text" value="5"/> | <input type="text" value="81.75"/> % | <input type="text" value="54"/> | <input type="text" value="58"/> |
| % of 0-30% AMI Renters to All Renters*** | <input type="text" value="64.66"/> % | <input type="text" value="56.57"/> % | <input type="text" value="3"/> | <input type="text" value="45.84"/> % | <input type="text" value="78"/> | <input type="text" value="82"/> |
| Lease-Up: | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | <input type="text" value="100.00"/> % | <input type="text" value="100.00"/> % | <input type="text" value="1"/> | <input type="text" value="96.12"/> % | <input type="text" value="100"/> | <input type="text" value="100"/> |
| Overall Ranking: | | | In State: <input type="text" value="2"/> / <input type="text" value="6"/> | Nationally: <input type="text" value="92"/> | | <input type="text" value="94"/> |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | |
| Rental Unit | <input type="text" value="\$16,727"/> | <input type="text" value="\$30,265"/> | | <input type="text" value="\$27,889"/> | <input type="text" value="116"/> Units | <input type="text" value="7.60"/> % |
| Homebuyer Unit | <input type="text" value="\$6,734"/> | <input type="text" value="\$12,954"/> | | <input type="text" value="\$15,632"/> | <input type="text" value="1,171"/> Units | <input type="text" value="76.90"/> % |
| Homeowner-Rehab Unit | <input type="text" value="\$11,583"/> | <input type="text" value="\$13,105"/> | | <input type="text" value="\$21,037"/> | <input type="text" value="235"/> Units | <input type="text" value="15.40"/> % |
| TBRA Unit | <input type="text" value="\$0"/> | <input type="text" value="\$2,211"/> | | <input type="text" value="\$3,206"/> | <input type="text" value="0"/> Units | <input type="text" value="0.00"/> % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$72,921 | \$68,900 | \$16,165 |
| State:* | \$78,964 | \$117,176 | \$6,416 |
| National:** | \$99,461 | \$78,568 | \$23,907 |

CHDO Operating Expenses:
(% of allocation)

| | |
|----------------------|-------|
| PJ: | 4.3 % |
| National Avg: | 1.2 % |

R.S. Means Cost Index: 1.09

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|----------|-------------|-------------|--------|
| White: | 94.0 | 97.7 | 94.9 | 0.0 |
| Black/African American: | 0.0 | 0.3 | 1.3 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 6.0 | 1.2 | 3.4 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.1 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.1 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.2 | 0.0 | 0.0 |

| ETHNICITY: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|-------------------|----------|-------------|-------------|--------|
| Hispanic | 0.0 | 0.5 | 0.4 | 0.0 |

| HOUSEHOLD SIZE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------|----------|-------------|-------------|--------|
| 1 Person: | 59.5 | 24.3 | 37.4 | 0.0 |
| 2 Persons: | 21.6 | 25.4 | 24.3 | 0.0 |
| 3 Persons: | 11.2 | 24.9 | 15.7 | 0.0 |
| 4 Persons: | 5.2 | 18.5 | 12.3 | 0.0 |
| 5 Persons: | 1.7 | 5.1 | 4.7 | 0.0 |
| 6 Persons: | 0.9 | 1.2 | 3.0 | 0.0 |
| 7 Persons: | 0.0 | 0.3 | 0.4 | 0.0 |
| 8 or more Persons: | 0.0 | 0.2 | 2.1 | 0.0 |

HOUSEHOLD TYPE:

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|------------------------|----------|-------------|-------------|--------|
| Single/Non-Elderly: | 48.3 | 26.4 | 23.0 | 0.0 |
| Elderly: | 15.5 | 1.5 | 26.8 | 0.0 |
| Related/Single Parent: | 22.4 | 33.8 | 20.0 | 0.0 |
| Related/Two Parent: | 5.2 | 27.4 | 26.8 | 0.0 |
| Other: | 0.0 | 10.8 | 1.7 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|------|------------------|
| Section 8: | 23.3 | 0.2 [#] |
| HOME TBRA: | 0.0 | |
| Other: | 59.5 | |
| No Assistance: | 17.2 | |

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

Group Rank: 92
 (Percentile)

State Rank: 2 / 6 PJs

Overall Rank: 94
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 77.87% | 100 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 53.90% | 81.01 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 86.21 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 92.09% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 2.415 | 0.12 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

